

# South Lanarkshire's Planned Approach to Meeting Need

Building foundations for allocating healthy homes seminar

25 November 2019

# Background

- South Lanarkshire is Scotland's 5th largest Local authority
- Population -319,000
- A Diverse area – Rutherglen to the Leadhills
- 32,000 Social Rented Units
  - 21 RSLs with 7000 stock
- 2000 Homeless Applications per year
- Re-letting around 2000 properties per year

## Housing Register and Lets –Household Composition -2017/18

House size	List	%	Lets	%
Couples	3244	21%	279	14%
Lone Parent	3815	25%	517	27%
Single persons	7652	51%	1104	57%
Other	445	3%	47	2%
<b>Total</b>	<b>15156</b>	<b>100%</b>	<b>1947</b>	<b>100%</b>

## South Lanarkshire Demand and Supply Profile

Demand and Supply 2017/18						
Size	Stock No.	%	Turnover	%	Applicants	%
0 bed	96	1%	27	2%	5	1%
1 bed	6262	25%	693	35%	3767	24%
2 bed	12445	50%	970	49%	8894	59%
3 bed	5273	21%	223	12%	1929	12%
4+ bed	757	3%	34	2%	561	4%
<b>Total</b>	<b>24833</b>	<b>100%</b>	<b>1947</b>	<b>100%</b>	<b>15156</b>	<b>100%</b>

# Demand and Supply –Key Issues

- Key demand and supply issues
  - Extreme pressure in certain areas
  - Rural mix high and low demand
  - Continuing high levels of demand from homeless households
  - A policy that meets needs across South Lanarkshire
  - Stock profile: 75% of stock is made up of 1 and 2 bedroom properties
  - Meeting needs of single people

# HomeFinder Partnership

- Established 2008
- Common Housing Register
  - Promote awareness and streamline access
- Covers 92% of social rented stock
- Single Needs Assessment
  - Common List Structure -Group plus points /date
  - Common Points Categories- includes Assessment of Medical Need
  - Shared Occupancy Standard – single people and access to 2 bedroom properties
- Key focus upon meeting the needs of homeless households
  - No need to use Section 5 referrals
  - All partners agree annual target of lets to homeless households
- Thoughtcare Protocol

# Local Letting Plans (LLPs)

- Plans developed and submitted to Council on an annual basis
- Review performance in previous year and set targets for year ahead
- 8 LLPs- one for each Housing Management Area
- Targets set for lets to Homeless Households, Transfer List and Waiting List
- Other Categories – discretion can be used to meet particular circumstances e.g. person leaving care or to support a regeneration programme
- Local Letting Initiatives
  - Support wider policy objectives
  - Reviewed on an annual basis

# Assessment of Medical Need

- Housing Options Approach
- Assist people to access services and support them to remain in their home
- When considering an applicant's medical needs, the Council will firstly:
  - assess their current home and consider how the medical condition affects their ability to manage at home; and
  - establish to what extent their ability or inability to function or perform essential daily living tasks is impacted on by their current home; and
  - consider whether the current home can be adapted or a health/care support service arranged to enable them to remain in their home.
- Independent Medical Advisor



# Meeting the Needs of Homeless Households

- Requirements to meet need from homeless households is base consideration for LLPs
- Continuously increased lets to homeless households over the last 10 years
- LLPs for 19/ 20
  - 6 out of 8 Housing Management Areas -55-65% of lets to Urgent Homeless households
  - East Kilbride is the management area with highest pressure 60-65%
- Persistent Backlog
  - At any one time over the last 10 years between 900 and 1000 homeless households waiting to be rehoused
- RRTP – Partner Contribution Statements

# Homelessness in South Lanarkshire

## Household



56% single person



32% single parent

## Support



30% moderate/high needs



Up to 5% multiple complex needs

## Outcomes



>70% social rented home



94% sustain home for >12 months

# New Supply

- Provides opportunity to address backlog need
  - Deliver 2,576 new affordable homes in South Lanarkshire in period up to March 2024
  - By March 2021 SLC will deliver 1000 new affordable homes
  - Common tracking of outcomes from new housing
- Health and Care
  - 1 in 12 new homes being developed to meet persons individual needs
  - 49% of new homes in 2018/19 to meet particular needs/amenity housing
  - St Joseph's Care Hub – 25 amenity and 20 technology Enabled homes

# New and Continuing Challenges

- Fair and Appropriate contributions from all social landlords
- Profile of demand -single person households
- Housing First and complex Needs
- Housing Options Plus
- Affordability
- Demographic Changes